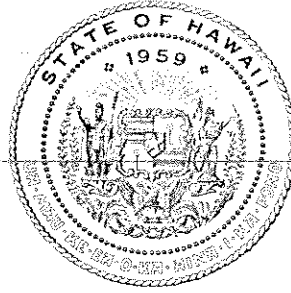


OEQCC BULLETIN



George R. Ariyoshi
Governor

Letitia N. Uyehara
Director

Office of Environmental Quality Control
550 Halekauwila St., Rm. 301, Honolulu, Hawaii Ph. (808) 548-6915

Volume I

July 8, 1984

No. 11

REGISTER OF CHAPTER 343, HRS DOCUMENTS

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

PROPOSED TEMPORARY WINDWARD ABANDONED/
DERELICT VEHICLES COLLECTION CENTER,
KAPAA VALLEY, KOOLAUPOKO, OAHU, City and
County of Honolulu Dept. of Public Works

The proposed action involves a graded area of approx. 3.85 acres within the Kapaa Sanitary Landfill site that will be used for the collection and temporary storage of abandoned and derelict vehicles from the Windward tow zone areas of Waimanalo, Kailua and Kaneohe. The proposed site (TMK: 4-2-15: por. 5) is located off Kapaa Quarry Rd., adjacent to Wainui Marsh, on lands under control of the department. It is also on the site

of a proposed refuse transfer station at the makai-north side of the landfill parcel. The area is presently vacant. The objectives of the proposed facility are summarized as follows:

1. Provide a centrally located collection center for drop-off of derelict vehicles for the Waimanalo, Kailua and Kaneohe areas.
2. Provide storage for vehicles impounded by the City tow wagon contractors for the Windward tow zones.
3. Provide an alternate location where derelict vehicles can be disposed of by owners in a City sanctioned program and a centralized pick-up center for the City's contractor.
4. Improve aesthetics along highways and streets frequently used as dumping grounds for junk cars.

The private tow wagon contractor will be responsible for the maintenance and security of the entire facility, but will not be responsible for the disposition of derelict vehicles. Derelict vehicles collected and stored at the facility will be hauled away by the City's derelict vehicle contractor at least once a month to his baseyard. Private junk car operators will not be allowed to use the facility. The facility will have sufficient area to provide for the storage of 164 derelict vehicles, reserved at the north section of the area, and 274 abandoned, accident and stolen vehicles at the south section. The Contractor's impounded vehicles will not be stored in the section reserved for

derelict vehicles. A sloped embankment will separate the two sections and an entrance to each section will be provided. The City will install a chain link fence to provide security for its baseyard and refuse disposal office on the southern portion of the parcel. The contractor will be required to install security fencing at the facility on his own cost and also operate 7 days a week. The proposed site will be used for storage only. Activities such as auto wrecking, selling of auto parts, etc., will not be permitted.

LIGHTING IMPROVEMENTS AT ALA MOANA BEACH PARK, HONOLULU, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action consists of the construction of lighting fixtures and poles and the mounting of fixtures on various trees located within the picnic areas and along the interior access road. The park area consists of 76.348 acres and is identified as TMK: 2-37:1. The project site lies within Special Management Area and a portion lies within the 100-yr. flood boundary. The project will allow extended hours of park usage as well as offer security for late evening park users. The proposed action will not require grading and will not require the use of heavy construction equipment. The only earth disturbance will occur during the digging of small trenches for the placement of underground electrical wires and holes for light poles. Construction activities will be confined within normal working hours and not during the weekends and holidays when peak usage occurs. Nearby residents or park users should not be affected. There are no known archaeological sites or endangered flora or fauna on the site.

OAHU-KAUAI MICROWAVE SYSTEM TOWER AT MOUNT KAALA, WAHIAWA, OAHU, Dept. of Accounting and General Services, Division of Public Works

This project consists of the construction of a 25-ft. high tower and renovation for an electrical equipment room in an existing building. The project will provide the Department of Accounting and General Services with a much-needed facility to link up to its microwave communication system between Oahu and Kauai. The project site, identified as TMK: 7-7-01: por. 1, is located on Federal land but the project will involve state funds. The new microwave tower will be constructed adjacent to the existing 25-ft. tower on the northwestern portion of the site near an existing bank. Existing facilities on the site include an underground fuel oil tank, a water tank, generator building, numerous buildings, and a shed. The new microwave enclosure for the electrical equipment room will be located in the existing building to the south near the roadway.

MAUI

AFTER-THE-FACT CONSERVATION DISTRICT USE APPLICATION FOR GROWING INDIGENOUS PLANTS AND TROPICAL FLOWERS FOR COMMERCIAL USE AT IAO VALLEY, WAILUKU, MAUI, John V. Duey/Dept. of Land and Natural Resources

The applicant is resubmitting an After-the-Fact Conservation District Use Application for growing indigenous plants and tropical flowers for commercial use on portions of TMK: 3-5-03:1 at Iao Valley, Maui. The applicant currently occupies the 8,930 sq. ft. parcel which is adjacent to his property (TMK: 3-5-03:11). A 12'x16' storage tool shed was constructed in 1971 by the applicant and the remaining area is used for growing of plant and flowers for commercial use. The applicant proposes to expand the area for cultivation to encompass approx. 2.5 acres of TMK: 3-5-03:1. However, due to the steepness of the terrain, the entire 2.5 acres will not be used and the cultivated area will be limited to the valley gulch. Improvements within this area will be limited to:

1. growing of indigenous plants and tropical flowers such as kou, koa, mau nau hele, wauke, kukui, maile, gingers, ilima, banana and heliconia.
2. a waterline running from the applicant's home along the gulch to the back of the valley;
3. the application of pesticides Malathion and Isotox alternately between each two week period.

HAWAII

KAILUA POLICE STATION, KEALAKEHE, NORTH KONA, HAWAII, County of Hawaii Dept. of Public Works

The proposed project is the construction of the first increment of the Kailua Police Station at Kealakehe, North Kona. The project site, identified as TMK: 7-4-08:17, is currently vacant and lies within the conservation district. The proposed Kailua Police Station facility will be sited on approx. 10 acres of State land based on current and future needs of the Police Department. It will be located 2 mi. from the junction of Palani Rd. and Kuakini Hwy. The distance between the Captain Cook Police Station and its most critical patrol area of Kailua is 12 mi. Expanding the police department facility to Kailua would relieve congestion at the present site, and would locate the new station in the area of most pressing need of increased patrol efficiency. The proposed project will be north of the existing Kealakehe Rubbish Dump Site. Plans are underway to close down the Dump Site and construct a waste transfer station in its place. It is intended that the first increment of the Kailua Police Station will include the following:

Phase I

- Entire Police Operations Building
- Covered Vehicle, Bulk Storage, Repair Shop and Gas Pump Shelter
- Emergency Generator Building
- Chain-Link Fencing
- Parking

- Preliminary Landscaping
- Helipad Completion or Grading

Phase II

- Driver License Building
- Expanded Site Grading, Landscaping, Parking
- Completion of Helipad (if not completed in Phase I)

Phase III

- County Prosecutor's Office Building
- Completed Site Grading, Landscaping, Parking

A proposed land use change is expected in the near future where a section of the State land in Kealakehe will be redesignated from a conservation to an urban land use classification. The proposed police station, rubbish dump site as well as the HELCO, GASCO and DOT lots will be included in the new urban district. Utilities, electric and phone lines are available to service the project. A 16-in. water main along Queen Kaahumanu Hwy. will serve the proposed facility and sewage will be handled by cesspool. Upon completion of the sewage treatment plant at the Kealakehe site, the police facility and other facilities are expected to tie into the new system.

CONSTRUCTION OF THE HAWAII OPERATIONS BASE FOR THE ROYAL OBSERVATORY AT EDINBURGH, HILO CAMPUS, UNIVERSITY OF HAWAII, WAIKAE, SOUTH HILO, HAWAII, United Kingdom Infrared Telescope/University of Hawaii

The proposed project is a Base Support Facility for the Science and Engineering Research Council's (S.E.R.C.) telescopes on the summit of Mauna Kea. The United Kingdom Infrared Telescope (UKIRT) is in operation and the United Kingdom/Netherlands (UK/NL) Millimeter Wave Telescope is under construction. The project site is located on a portion of the 180-acres of State land leased by the University of Hawaii for its Hilo Campus. Within this 180-acre parcel (TMK: 2-4-01:7), UKIRT is subleasing

approx. 4 acres of land fronting Komohana overlooking the Campus. The building will enable relocation and consolidation of the staff and programs from crowded and make-shift research facilities in a Hilo industrial area to a site on the campus. The facility will consist of offices, laboratories, library, computer room, conference room and lounge. In addition to carrying out administrative and clerical functions, activities related to software development, scientific research, and, repair and development of scientific equipment will be carried out in the building. The building will have a total floor area of 14,000 sq. ft. and it will be of one and two story construction. The building site will be grubbed to the extent necessary for construction. The building will cover approx. 9,000 sq. ft. of land area with the paved parking area and driveway totaling another 37,000 sq. ft. Currently, the area is vacant and covered with dense exotic vegetation. The building will be set-back (over 200 ft.) from the Komohana St. and this large area will be landscaped to screen the development from the street.

PROPOSED TWO-LOT SUBDIVISION OF AN APPROX. 1.288 ACRE PARCEL IN SOUTH KONA, HAWAII, Gertrude H. Kamakau and William P. Chong/County of Hawaii Planning Dept.

The applicants propose to subdivide the existing 1.288 acre parcel into two lots with one lot being .859 acre (37,418.04 sq. ft.) and the second lot being .429 acre (18,678.24 sq. ft.). The project site (TMK: 8-2-05:17) is located in Waipunaula-Kalamakowali, South Kona. It is situated within the Kealahou Bay Historic and Archaeological District, a site listed on the National Register of Historic Places. The subject property is situated along the mauka side of Puuhonua Rd.; approx. 75 ft. from Napoopoo Landing and at least 70 ft. from the shoreline mauka of Kealahou Bay. The purpose of proposed subdivision is the eventual creation of a single-family residence on

each of the two parcels. No improvements other than water service laterals to each proposed lot will be required. Water for the proposed subdivision is available through an 8-in. waterline along Puuhonua Rd. The project site has been previously grubbed and bulldozed for a single-family dwelling which no longer exists. An old stone structure of unknown origin with a floor area of approx. 90 ft. exists on the property. No rare or endangered flora or fauna are known to exist within the project area. The subject property is situated within the Special Management Area but outside of potential coastal high hazard area.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

Hawaii Planning Dept. 961-8288;
Hnl. Dept. of Land Utilization 523-4077;
Kauai Planning Dept. 245-3919;
Maui Planning Dept. 244-7735.

SUBDIVISION OF THE EXISTING 5.4 ACRE PARCEL INTO 12 LOTS FOR INDUSTRIAL USE, SAND ISLAND, OAHU, Hawaiian Bitumuls and Paving Co., Ltd./City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant and owner of the 5.4 parcel (236,548 sq. ft.), Hawaiian Bitumuls and Paving Company, is proposing to subdivide its land into 12 lots for industrial use. A 60-ft. wide roadway will be constructed connecting Sand Island Access Rd. to all 12 lots. The subject property, TMK: 1-2-21:13, is located in the industrial area off Sand Island Access Rd., near Nimitz Hwy. It lies within the Special Management Area and is currently zoned for industrial use. The lots will range in size from

10,083 sq. ft. to 39,733 sq. ft. development on the lots will be in accordance with the allowable uses under the current zoning code. Hawaiian Bitumuls presently plans to phase out activity at the subject property and proposes to sell the subject property in fee. Hawaiian Bitumuls presently leases 1,476 acres of State land located directly to the west of the proposed subdivision which may limit access to this State land. Existing structures on the subject site include ancillary structures associated with the operations of Hawaiian Bitumuls operating plants, a two-story office building with total area of 5,195 sq. ft. and a carport. The proposed access road for the subdivision will have curbs and gutters which will direct the runoff to catch basins and the developer will obtain a flowage easement over the State-leased property.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE KEANAE WATER SYSTEM IMPROVEMENTS, KEANAE, MAUI, HAWAII, County of Maui Dept. of Water Supply

Previously published June 23, 1984.

This EIS is also available for review at the Kahului, Lahaina, Makawao and Maui Community College Libraries.

Deadline: July 23, 1984.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR KALAHEO HIGH SCHOOL REVISED ULTIMATE SITE PLAN, KAILUA, OAHU, Dept. of Accounting and General Services

Previously published June 23, 1984.

This EIS is also available for review at the Kailua Library.

Deadline: July 23, 1984.

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE CONSERVATION DISTRICT USE APPLICATION FOR THE PROPOSED LANIKAI HALE, LANIKAI, OAHU, Mr. and Mrs. Ralph Englestad/Dept. of Land and Natural Resources

The applicant is proposing a subzone boundary amendment and a single family dwelling involving a 4.36 acre portion of TMK: 4-3-02:1 located in Lanikai, Oahu. The total area of parcel 1 is 75.9 acres and at present lies entirely within the Limited Subzone of the Conservation District. The 75.9 acre parcel has been owned by the applicant since 1969. Reclassification would involve 4.36 acres of parcel 1 from a "Limited" to "General" Subzone to allow residential use of the area. The subject property is currently vacant and is situated about 2.5 mi. east of Kailua along the windward coast of Oahu (but not within the shoreline area). It is located on the makai slope of the Lanikai foothills and the slope on which construction will take place is 21 degrees (38%). There are steep gullies

and cliffs on the northern portion of the property with the proposed residential area being located in the less steep areas. Access to the house will be via a 20 ft. wide, 1,200 ft. long drive way off Poopoo Pl. The driveway will have 4 and 6 ft. asphaltic concrete shoulders and its grade will not exceed 11.5% grade. Construction of the driveway would involve 18,500 cubic yds. of excavation and 15,300 cubic yds. of fill with the excess of 3,000 cubic yds. to be disposed of off-site. Lanikai Hale will consist of a structure with maximum dimensions of 264 ft. by 120 ft. including all decks, garages, etc. The structure would be benched down the hillside, with the rear of the structure being about 12 ft. higher than the front (downslope) portion. The project will also include a swimming pool and other recreational amenities, 1,000 sq. ft. 4-car garage with an adjacent workshop and a maid's quarters which will cover a total area of 1,100 sq. ft. The quarters will be accessible from an entry behind the garage and will open to the main residence. A water pressure booster system will be installed at the lower boundary by the owner to provide 1,000 gpm of water flow to Lanikai Hale. On site sewage treatment and disposal/reuse will also be provided by the applicant. The system will be selected at the design phase.

This EIS is available for review at the Kailua Library.

Status: Currently being processed by the State Department of Land and Natural Resources.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR KAHUKU AGRICULTURAL PARK, KAHUKU,
OAHU, State Dept. of Agriculture

The proposed Kahuku Agricultural Park, which consists of a total of approx. 555 acres (TMK: 5-6-05: por. 9, 5-6-06: por. 19 and 5-6-08: por. 2) is located on the northern portion of Oahu, between Kawela Malaekahana Bays, in the Koolauloa

District. The land for the park is not presently under cultivation and is owned by Campbell Estate. The State will have control over the subdivision and facilities development of the agricultural park. The northern portion and the central valley of Kahuku Agricultural Park, adjacent to the Kahuku Farmers Association land, has been designated for truck and orchard crops. This area is about 160 acres and is classified as prime agricultural land with less than 10% slopes. Lot size will be approx. 10 acres. The proposed crops are compatible with the adjacent Kahuku Farmers Association uses. A narrow strip of land is designated for nursery lots on the southwest slopes of the hill on which the BWS well site is located. The area consists of approx. 50 acres which will be subdivided into 5-acre nursery lots. The western periphery of the Kahuku Agricultural Park, approx. 345 acres, is considered marginal development area and with adequate irrigation, could provide for future expansion. For the present, this area will serve as a buffer zone. A parcel within the park could be used by the proposed Tenants Association for common elements such as Association office, storage of common equipment or supplies, security office, well or pump site, storage of harvested products, processing facilities, or cooperative market area. Pursuant to the terms of the State's master lease with Campbell Estate, no residential dwellings will be permitted in the agricultural park except for security purposes. The improvements proposed for the park include roads, drainage facilities, water system and electrical and telephone service.

This EIS is available for review at the Kahuku Community-School Library.

Status: Currently being processed by the Office of Environmental Quality Control.

REVISED EIS FOR THE MAUNAWILI DITCH
IMPROVEMENTS, MAUNAWILI VALLEY,
LAUPOKO, OAHU, Dept. of Land and
Natural Resources, Division of Water and
Land Development

The Maunawili Ditch System is the primary source of irrigation water for the Waimanalo Area. The Ditch System consists of over 16,000 ft. of lined and unlined ditches, tunnels, and elevated wooden flumes. The proposed project shall include the following:

1. Replacement of all 21 existing wooden flumes with more durable structures; typically inverted siphons constructed of reinforced concrete inlet and outlet structures and steel pipe conduits supported on concrete piers, or elevated or ground level flumes constructed of full or half section corrugated metal pipe supported on concrete piers.
2. Provide channel lining in approx. 25% of the unlined ditch lengths. Proposed lining material is either half section corrugated metal pipe, or concrete or concrete-rubble masonry.
3. Install enclosed conduit system in unlined ditch section downslope of agricultural lands (portion between Flume nos. 6 and 7), to prevent intrusion of plant parasitic nematodes, chemical and sediment runoff. Approx. 2000 LF of 24-in. diameter corrugated metal pipe and manhole structures are proposed.
4. Installation of access roads for construction and maintenance operations. Roadways shall generally follow existing or former unimproved trails and pathways.

The proposed improvements should make the system less vulnerable to breakdown and more efficient in transporting high-quality irrigation water to support agricultural operations in the Waimanalo area. The Maunawili Ditch System lies entirely in lands owned by the Harold K. L. Castle Trust Estate and identified as TMK: 4-2-10:1 and 4. The project is located along the slopes of Maunawili Valley in the Koolaupoko District on the

island of Oahu. Most of the project site is limited within the immediate vicinity of the 400 ft. elevation contour along the southern slopes of the valley. The project site is within a Conservation district, the Waimanalo Forest Reserve and a watershed area. It is also situated upstream of Kawainui Swamp.

This EIS is also available for inspection at the Kailua library.

Status: Currently being processed by the Office of Environmental Quality Control

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR THE MAKAHA WELLS, MAKAHA, OAHU, Board
of Water Supply, City and County of Honolulu

The Board of Water Supply (BWS), City and County of Honolulu, proposes to drill and case eight 1-million gallons per day (mgd) production and standby wells at and above the 1,000-ft. elevation in Makaha Valley. The total installed capacity of the wells will be 9 mgd; however, only four wells will be in actual use at any given time. The estimated sustained capacity of the well field will be 4 mgd. The proposed project is part of the Oahu Water Plan, City and County of Honolulu, 1975, and will provide for future water needs for Makaha Valley, with surplus to serve the Waianae 242 water system. The proposed project is located in Makaha Valley approx. 3.5 miles northeast of the intersection of Makaha Valley Rd. and Farrington Hwy. Access is available from Makaha Valley Rd. and trail, with the sites being just west of the road and trail. The wells will be located at elevations of approx. 1,000 to 1,400 ft. and will be placed approx. 1,000 ft. apart, parallel to the stream bed. Two wells will be drilled at each of the four well sites, with the proposed well depth of approx. 1,000 ft. The entire proposal includes construction of the following:

1. Drilling and casing of eight production and standby wells having

an installed capacity of 1.0 mgd each, for a total installed capacity of 8 mgd. Of the two wells per site, pumpage will be alternated at each, so that only one is operational at any given time.

2. Installing eight pumps, and a control station to house electrical equipment and appurtenances. Since pumpage will be alternated, the standby pump will be available when the other well is inoperable. This type of operation was chosen to assure fulfillment of BWS water commitments and to prolong pump life.
 3. Constructing an access road (12 ft. wide) and installing a 12-, 16-, or 20-in. transmission line from the wells to the existing distribution system. The actual transmission line size will be dependent upon the amount of developable water. Pressure reducing facilities will also be required.
 4. Installing a 6-ft. high security fence around the wells and control building.
- Constructing control reservoirs at each well site.

The well field will be located on two acres of land which will be acquired along with easements for access and the underground transmission line. Site preparation for the 30 by 70 ft. control building will require clearing and grading. It will house an electrical control panel, flow recorder, pump controls, chlorine cylinders and chlorination pumps and appurtenances. The transmission line alignment will be located along the proposed access road. The 12-ft. wide service road will be approx. 3,000 ft. long and will be aligned to minimize damage to archaeological features. Exploratory wells are being drilled and tested at each of the Mahaka well sites and the development sites will depend on the results of the exploratory wells.

This EIS is available for review at the Waianae Library.

Status: Currently being processed by the Office of the Mayor, City and County of Honolulu.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR THE PROPOSED LEEWARD DISTRICT
SANITARY LANDFILL AT WAIMANALO GULCH SITE
AND OHIKILOLO SITE, OAHU, City and County
of Honolulu Dept. of Public Works

Previously published May 23, 1984.

This EIS is also available for inspection at the Waianae Library.

Status: Currently being processed by the City and County of Honolulu Dept. of Land Utilization.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR KAMOOALII WATERSHED WELLS, KANEOHE,
KOOLAUPOKO, OAHU, City and County of
Honolulu Board of Water Supply

Previously published May 8, 1984.

Status: Accepted by the Governor on June 28, 1984.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR THE FARMS OF KAPUA, SOUTH KONA,
HAWAII, Farms of Kapua/State Land Use
Commission

Previously published April 8, 1984.

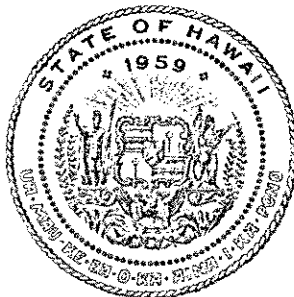
This EIS is available for review at the Kealahou and UH-Hilo Campus Libraries.

Status: Currently being processed by the State Land Use Commission.

REMINDER TO EIS PREPARERS

Letters of "no comment" received during the consultation and review periods need not be responded to. However, these letters of "no comment" should be included in the EIS.

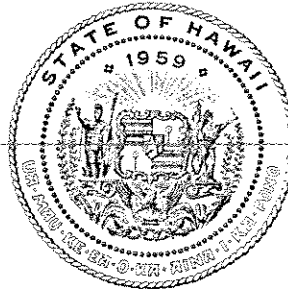
OEQC BULLETIN



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550 Halekauwila St., Rm. 301, Honolulu, Hawaii Ph. (808) 548-6915

OEQOC BULLETIN



George R. Ariyoshi
Governor

Letitia N. Uyehara
Director

Office of Environmental Quality Control
550 Halekauwila St., Rm. 301, Honolulu, Hawaii Ph. (808) 548-6915

Volume I

July 23, 1984

No. 12

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICE

The following proposed action has been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

597 ALA MOANA BOULEVARD PROJECT,
WAIKIKI, OAHU, Jack E. Myers/City and
County of Honolulu Dept. of Land
Utilization

The developer proposes to construct a mixed-use luxury hotel/condominium comprised of 406 hotel guest rooms and 174 fee simple condominium apartments. The 350-ft. high curvilinear structure will be constructed on a 2.5 acre site which will incorporate extensive park-like landscaping. The project site (TMK: 2-6-10:10 and 6) is located at the entrance to Waikiki on Ala Moana Blvd. fronting the Ala Wai Yacht Harbor. The site currently contains the Kaiser Foundation Hospital and is located within the tsunami inundation zone and the Special Management Area. The lot area consists of 110,607 sq. ft. bounded by Ala Moana Blvd., the Ilikai Marina and a State owned service road. The hotel and condominium are to be incorporated into a single structure. Both the hotel and condominium will operate on completely separate systems (energy, security, etc.). The hotel portion of the tower

will consist of 29 single-loaded floors atop a four-story base of lobbies, parking garage and common areas provided for the entire project. The hotel floors will be separated linearly from the condominium portion of the project by a solid concrete partition wall. All public access will be on the makai side of the structure facing the Ala Wai Yacht Harbor. An expansive porte cochere for both the hotel and condominium entrances will open towards the yacht harbor directing traffic away from Ala Moana Blvd. The hotel will also have meeting and ballroom facilities along with a fine gourmet restaurant, a lounge/discotheque, lobby bar, poolside bar and grill with outdoor cafe services. A typical hotel floor will contain approx. 14 guest rooms, ranging in size from 435 to 450 sq. ft. Suites will range from 600 to 900 sq. ft. The condominium will contain one-bedroom and two-bedroom units ranging from 840 to 975 sq. ft. and 930 to 1450 sq. ft. respectively. All condominium amenities including an extensive recreation deck, pool, jacuzzi and cabana will be on the same level as the hotel amenities. Although the hotel is currently designed to accommodate approx. 406 guest rooms, the total potential for guest rooms is nearly 800 rooms. This would require the reduction or elimination of the condominium portion of the project. The exact balance and mix of hotel and condominium use is subject to change. The project will be completed as a single action with no additional phases in the future.

Contact: Mr. F. J. Rodriguez
Environmental Communications,
Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Deadline: August 22, 1984.

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

KAUAI

WAINIHA WELL #2, WAINIHA, KAUAI, County of Kauai Dept. of Water

The proposed project consists of the exploratory drilling and testing of an 8-in. well within the Department's existing 0.11 acre Wainiha (Robinson) Well site. The well will be drilled to an approx. depth of 300 ft. into an anticipated basal lens aquifer and a 72 to 96 hour pump test will be conducted. If the well proves to be successful, a pump, controls, control building, connecting pipelines and appurtenances will be installed. The well will serve the Haena-Wainiha Water System as a stand-by source to the existing 100 gpm pump station in Haena. The existing 38 gpm Wainiha (Robinson) pump will also serve as an emergency stand-by source. The connecting pipelines will replace approx. 3,500 lineal ft. of undersized

2-in. waterline running along Anahulu and Ananalu Rds. in conservation land and from Kuhio Hwy. to the Wainiha Power House Rd. in the Special Management Area. The pipeline will be constructed underground within the existing state and county roadways. The proposed project will be situated on the existing cut slope of the Wainiha Well site where surrounding slopes average about 20%. Construction will not take place on steeper slopes and slope stability will not be affected by the pipeline. Grading will be minimal or non-existent. It is estimated that the proposed well can produce approx. 100 gpm or 0.14 mgd without any significant impact on the ground water sources or danger of increased chlorides.

GENERAL PLAN AMENDMENT FROM "AGRICULTURE" TO "INDUSTRIAL," KILAUEA, KAUAI, Portugal, Ibara and Associates, Inc./ County of Kauai Planning Dept.

The applicant is proposing a General Plan Amendment from "Agriculture" to "Industrial" for a 19.23 acre lot in Kilauea, Kauai. Approx. 10 acres are proposed for limited industrial (IL) development. The applicant plans to divide these 10 acres into 31 lots ranging in size from 10,000 to 15,000 sq. ft. The property is identified as TMK: 5-2-13:11, Lot 13-B-1, and is located west of and adjacent to the Kuawa St. and Kuhio Hwy. intersection. There are currently no limited industrial-zoned areas for the Kilauea region, although a demand-type situation has existed for some time. The site is located in an agricultural subdivision that neither the General Plan nor the draft North Shore Development Plan Update recommends for future urbanization and is not the site preferred by Kilauea residents for limited industrial subdivision. Roadway and drainage improvements must be made by the applicant for this subdivision to accommodate for urbanization.

GENERAL PLAN AMENDMENT, FROM OPEN TO SINGLE FAMILY RESIDENTIAL, AND ZONING AMENDMENT FROM OPEN TO R-2, FOR A PORTION OF ONE PARCEL, ALIOMANU, KAUAI, Aliomanu Vista Hui/County of Kauai Planning Dept.

The applicant is seeking a General Plan Amendment, from Open to Single Family Residential, and a Zoning Amendment from Open to R-2, for a 3.19 acre parcel (TMK: 4-9-04: por. 32.) located mauka of Aliomanu Rd. and bounded by Aliomanu Stream to the northwest. Six lots would be permitted under R-2 designation, while only 3 would be permitted under the existing Open Zone. The applicant will upgrade the substandard infrastructure as well as make improvements to correct the problem of localized ponding. Portions of the property fall within the flood and coastal high hazard zone and setbacks could be established to prevent construction within constraint zones.

OAHU

STERILE FLY REARING FACILITY, WAIMANALO, OAHU, U.S. Dept. of Agriculture, Animal and Plant Health Inspection Service/University of Hawaii

The United States Department of Agriculture, Animal and Plant Health Inspection Service (APHIS), in cooperation with the states of Hawaii and California, plans to develop a sterile fruit fly rearing facility in Waimanalo, Oahu. The proposed facility will consist of about 35,000 sq. ft. of enclosed space in a one- and two-story structure. The building and other site improvements, such as parking, access drives, storage areas and landscaping will be designed to blend in with the agricultural surroundings. This facility will be used as a standby rearing laboratory to provide sterile flies to the mainland in the event of a medfly outbreak and will also be one component of a comprehensive program to eradicate fruit flies from the State of Hawaii, if this program is funded. The total site is approx. 5

acres and bordered on all sides by various field crops. The site is part of the University of Hawaii Waimanalo Agricultural Research Station, which totals 128 acres. The State selected this vacant 5-acre parcel and assigned it to the fruit fly facility. When completed, the fly rearing facility will employ about 76 persons during full production and 25 persons during standby operations. The potential for accidental release of sterile flies or eggs from the facility will be minimized by various precautionary measures. These include building security, controlled entry/exit, showering, sterilizing diet media, and steam treating of all effluent. The "Tai Lee" ditch, north of the site and part of the historic Waimanalo Irrigation Ditch System, will continue to collect storm water runoff and will not be adversely affected by the proposed project. Increasing demand for utilities can be served by existing systems. One and possibly two Cesium-137 irradiators will be used to sterilize fruit flies at the facility and will be operated in strict compliance with Federal regulations.

REZONING OF 25,000 SQ. FT. OF LAND FROM R-4 RESIDENTIAL DISTRICT TO B-2 BUSINESS DISTRICT, WAIALAE-KAHALA, OAHU, Wesley United Methodist Church/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to rezone 25,000 sq. ft. of land identified as TMK: 3-5-17: por. 34 from Residential to Business District. The site is located mauka of Waialae Ave., off Hunakai St., in the Waialae-Kahala District. The 25,000 sq. ft. lot is a portion of an 89,357 sq. ft. parcel owned by the Wesley United Methodist Church and is currently utilized primarily as an unpaved parking area. A First Hawaiian Bank Branch facility is planned for the site. It will be located on the makai side of the lot, furthest from the existing church facilities. The proposed bank will be approx. 35 ft. high and will cover approx. 40% of the lot. The remaining area will be paved for parking and landscaped. Parking may also be provided

underneath the proposed bank structure. Separate access points are planned for entrance to and exit from the site. No drive-through teller windows will be provided.

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-THE-FACT BOAT PIER AT KANEOHE BAY, KOOLAUPOKO, OAHU, Charles and Laura Kimak/Dept. of Land and Natural Resources

The applicants are seeking a Conservation District Use Application to permit the use of 146 sq. ft. of State submerged lands for an after-the-fact small boat pier at Kaneohe Bay, offshore of TMK: 4-5-047:056. The applicants purchased the adjoining property in 1976 and propose the continued use of the existing pier, constructed during the tenancy of the previous owners, for recreational purposes. The 5 ft. 10-in. wide pier abuts the seawall, projecting 25 ft. into the bay. The pier has a total area of 146 sq. ft. and is constructed with concrete supports and wooden decking.

MAUI

PUUNENE WATER SYSTEM, PUUNENE, MAUI, Dept. of Education

The State Department of Education, together with Hawaiian Commercial and Sugar Co. (HC&S), proposes to construct a new public water system to replace a private system that is presently being operated by HC&S. This new water system is being constructed to comply with the National Safe Drinking Water Act and will allow HC&S to discontinue their private water system for domestic uses; however they will continue to use the water for industrial purposes. The private system now serves the HC&S mill complex, plantation housing, U.S. Post Office, a County recreation building and Puunene School. The school will be unable to be fully operational without the public water system to serve its facilities. The proposed system will consist of

approx. 4,000 ft. of 8-in. waterline and 5,100 ft. of 6-in. waterline, along with necessary valves and appurtenances. The 8-in. pipeline will be connected to an existing Department of Water Supply 12-in. line in Hukilike St. and Dairy Rd. in Kahului and will run along the former railroad right-of-way to Hansen Rd. in Puunene. The 6-in. pipeline will begin at that point and run along Puunene Ave. to the Camp 5 Rd. junction, and will end at Puunene School. The waterline will be within the road's right-of-way.

PROPOSED CONSTRUCTION OF A SHORELINE REVETMENT WALL, PAEAHU, HONUAULA (KIHEI), MAKAWAO, MAUI, Northwest Building Corporation/Maui Planning Commission

The applicant proposes to construct a shoreline revetment wall along the shoreline boundary of TMK: 2-1-10:10 and 11 except where a drainage outlet headwall exists. The subject parcels are located makai of the South Kihei Rd. and Okolani Dr. intersection at Paeahu, Kihei, Maui. Parcel 10 consists of approx. 26,485 sq. ft. and parcel 11 consists of approx. 51,924 sq. ft. Portions of both parcels are located within the tsunami inundation area and the 100-year flood plain. The applicant proposes to construct the wall to prevent further erosion from high wave action due to future winter storms and to protect existing trees and buildings from undermining. The 2-ft. wide wall will be constructed of two layers of stone, each weighing between 1,500 and 3,000 lbs., set in place on a one-ft.-thick base of crushed rock. In addition, a poly-filter cloth will be placed behind the crushed rock base to prevent the filtration of soil through the revetment wall. The face of the wall will be approx. 14.5 ft. in length of which 2 to 4 ft. will be exposed above the sand beach. A 5-ft. wide stairway will be provided for each parcel. The project will front a sandy beach; however, the revetment wall will be constructed along the existing eroded bank located approx. 25-50 ft. landward of the certified shoreline. The

revetment will tie into the existing seawall. At the adjacent boundary, the revetment will wrap around the property line and tie into the existing high ground. Loose rock revetment will be set at the shoreline to eliminate any erosion of the neighboring property due to this improvement. The inland area adjacent to the seawall will be graded and landscaped. All construction activities of the revetment will be done inland (mauka) of the certified shoreline. The mauka boundary is approx. 280 ft. along Kihei Rd., while the shoreline frontage is approx. 335 ft.

HAWAII

PROPOSED TWO-LOT SUBDIVISION WITHIN THE KEALAKEKUA BAY HISTORIC DISTRICT, WAIPUNLA, SOUTH KONA, HAWAII, Robert Emory/County of Hawaii Planning Dept.

The applicant proposes to subdivide the existing 21.319 acre parcel into two lots, with one lot being 5.001 acres and the second lot being 16.318 acres. The subject property is situated southerly of the Government Main Rd. to Napoopoo and on the southwest side of the Old Government Main Rd.. The parcel (TMK: 8-2-03:1) is also located within the Kona Field System which is listed on the Hawaii Register of Historic Places and is eligible for inclusion on the National Register. A common driveway for both lots from Napoopoo Rd., one requirement for subdivision approval, has already been constructed as a driveway for the existing parcel and structure. The subject area was previously used for growing coffee and as pasture. It is currently vacant, other than approx. 3 acres of orchard plantings and a 400 sq. ft. structure. It lies within a fault zone and the Special Management Area. No known rare or endangered flora or fauna are known to exist within the project area and it was concluded that the archaeological remains found within the parcel are of minimal significance. The subdivided parcels may be sold and the

construction of single-family residences by the new owners will require grading of approx. 1/2 to 1/4 of an acre each. A natural drainage watercourse, Watercourse No. 5, runs diagonally across the southernmost corner of the subject parcel and is located within the 100-yr. flood limit.

PROPOSED IMPROVEMENTS TO AN EXISTING NON-CONFORMING DWELLING WITHIN THE MINIMUM 20-FT. SHORELINE SETBACK AREA, NORTH KONA, HAWAII, Stephen B. Drogin/County of Hawaii Planning Commission

The applicant is proposing the construction of a glass window wall, the installation of 3" by 8" wood members to create a trellis across existing steel beams, the installation of ceramic tile or redwood decking over existing concrete lanai floor surfaces, landscaping and other related improvements to an existing non-conforming (already situated within the minimum 20 ft. shoreline setback area) single-family dwelling. The subject property (TMK: 7-7-10:18), consisting of approx. 8,242 sq. ft., is located on the makai side of Alii Dr. in Laaloa 1st-Kapalaalaea 2nd (Beach Sec.), North Kona, Hawaii. The construction of the glass window is to create a new kitchen nook, which will be within the limits of the existing roof overhang and lanai deck. No alterations to the existing roof overhang, lanai deck or steel rafters will be required for these improvements, nor will any additional intrusion into the setback area be made.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului and Lihue Regional Libraries. Statements are also available

at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

ENVIRONMENTAL IMPACT STATEMENT ADDENDUM
FOR THE WAIIEHU PLANNED DEVELOPMENT,
WAIIEHU, MAUI, Hawaii Housing Authority

This addendum was prepared to amend a previously non-accepted EIS. It addresses the deficiencies cited by the accepting authority, as set forth in EQC Declaratory Ruling #83-01. The proposed development is an approx. 800 unit housing project to meet the low and moderate income and gap group housing needs. The project site is approx. 133.5 acres owned by the State of Hawaii and designated as TMK: 3-3-01:10 and 92. tentatively, 680 single-family detached and zero lot line dwellings, 60 one-story attached dwellings (elderly housing) and 60 rental apartments contained in one and two story structures are being proposed for construction, with single family detached and zero lot houses offered for sale. In addition to the housing units, a 4.6-acre park, water tank site and roads will be required for the implementation of the project. The project site is located approx. 1.5 miles north of Wailuku, 2 miles north of Kahului and adjacent to Waiehu and Paukukalo. An EIS was prepared but was not accepted by the Office of Environmental Quality Control. Inadequate discussion on traffic and access were reasons cited by the Office of Environmental Quality Control as reasons for not accepting the EIS. The traffic impacts should have been disclosed and mitigated. The EIS should also have contained more discussion on the interconnection of the Waiehu development with adjoining subdivisions.

Therefore, this addendum has been prepared to provide the necessary additional information.

This EIS Addendum is available for review at the Kahului and Maui Community College Libraries.

Deadline: August 22, 1984.

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

FINAL ENVIRONMENTAL IMPACT STATEMENT FOR
A PROPOSED STATE LAND USE BOUNDARY
AMENDMENT, KAHALUU, KOOLAUPOKO, OAHU,
A.R. and Raymond H. Nylen/State Land Use
Commission

The subject property encompasses a total of 26 acres and is identified as TMK: 4-7-49:17. The parcel is located at the end of Ahaolelo Rd. and is in the back of a small fan valley in the Koolau Mountains on the windward side of Oahu. Approx. 7 of the 26 acres is situated within the State Land Use Urban District. The balance of 19 acres is located within the State Land Use Conservation District. Presently three residential dwellings are developed on the property. The applicant is petitioning the Land Use Commission to reclassify the 19 acres located within the Conservation District to the Urban District for the development of seven additional residential units. It is estimated that the cost of construction and design for the seven units will be \$250,000, including driveway paving and utility development. The new homes will be used primarily for members of the applicant's family and for rental units. No further grading of the homesites are expected, as grading for roads and house pads were completed over 20 years ago. An 8-in. waterline under Ahaolelo Rd. services the site and additional cesspools will be installed on-site to service the new residences.

Status: Currently being processed by the State Land Use Commission.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR THE KAUPU WATER SYSTEM IMPROVEMENTS,
KAUPU, MAUI, County of Maui Dept. of
Water Supply

To upgrade the quality of Kaupo's drinking water, the Department of Water Supply proposes to filter water from the existing surface water sources and to supplement the surface water sources during drought conditions or when turbidity levels are too high for the filters. The project includes the following actions:

1. Install a pressure filter (separator/cartridge filter) at the existing 40,000 gallon tank site, at elevation 1080 ft. and chlorination appurtenances.
2. Install a new mid level 40,000 gallon storage tank at elevation 540 ft.
3. Drill a new well at the site of the former Kaupo School and install deep well pumps and chlorination appurtenances.
4. Install additional waterlines to separate the domestic water system from the agricultural water system.

The proposed filtration and chlorination facilities are to be located above the existing 40,000 gallon tank at Kaupo Ranch's headquarters on land identified as TMK:1-7-4:4 (portion of). The new 40,000 gal. mid level tank at elevation 540 ft. is to be located north of the former Kaupo School site, adjacent to the Ranch headquarters access road on a portion of TMK: 1-7-02:17. The former Kaupo School site (TMK: 1-7-2:15 (portion of)) is the proposed location of the well and pump. Access to the three sites will be off the access road which leads from Piilani Hwy. to the Kaupo Ranch Headquarters.

This EIS is available for inspection at the Kahului, Lahaina, Makawao, and Maui Community College Libraries.

Status: Currently being processed by the Office of the Mayor, County of Maui and the Office of Environmental Quality Control.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR THE CONSERVATION DISTRICT USE
APPLICATION FOR THE PROPOSED LANIKAI
HALE, LANIKAI, OAHU, Mr. and Mrs. Ralph
Englestad/Dept. of Land and Natural
Resources

Previously published July 8, 1984.

This EIS is available for review at the Kailua Library.

Status: Currently being processed by the State Department of Land and Natural Resources.

REVISED EIS FOR THE MAUNAWILI DITCH
IMPROVEMENTS, MAUNAWILI VALLEY,
KOOLAUPOKO, OAHU, Dept. of Land and
Natural Resources, Division of Water and
Land Development

Previously published July 8, 1984.

This EIS is also available for inspection at the Kailua library.

Status: Currently being processed by the Office of Environmental Quality Control.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR THE MAKAHA WELLS, MAKAHA, OAHU, Board
of Water Supply, City and County of
Honolulu

Previously published July 8, 1984.

This EIS is available for review at the Waianae Library.

Status: Currently being processed by the Office of the Mayor, City and County of Honolulu.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR THE PROPOSED LEEWARD DISTRICT
MUNICIPAL LANDFILL AT WAIMANALO GULCH SITE
AND OHIKILOLO SITE, OAHU, City and County
of Honolulu Dept. of Public Works

Previously published May 23, 1984.

This EIS is also available for inspection
at the Waianae Library.

Status: Currently being processed by the
City and County of Honolulu
Dept. of Land Utilization.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR THE FARMS OF KAPUA, SOUTH KONA,
HAWAII, Farms of Kapua/State Land Use
Commission

Previously published April 8, 1984.

This EIS is available for review at the
Kealahou and UH-Hilo Campus Libraries.

Status: Currently being processed by the
State Land Use Commission.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR KAHUKU AGRICULTURAL PARK, KAHUKU,
OAHU, State Dept. of Agriculture

Previously published July 8, 1984.

This EIS is available for review at the
Kahuku Community-School Library.

Status: Accepted by Governor Ariyoshi on
July 12, 1984.

NOTICES

PETITION FOR ADOPTION OF RULES

The petition for Adoption of Rules
Concerning the Applicability of Chapter
343, HRS, to Adoption or Amendment of
Agency Rules was acted upon by the
Environmental Council at its July 11,
1984 meeting. The Council voted to deny

the subject petition. The reason for
this decision is that the rules that are
of immediate concern to the petitioner
are so far along in the rulemaking
process that initiation of rulemaking
proceedings at this time would not
achieve the desired result. In addition,
the Council is presently in the process
of adopting their reformatting rules and
it does not seem appropriate to amend the
present rules prior to the adoption of
these reformatting rules. However, the
Council still intends to address the
issues raised by the petitioner through
its own rulemaking process.

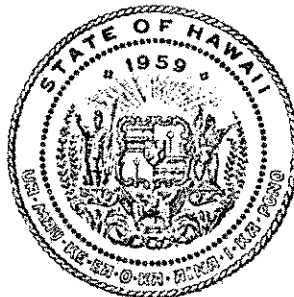
PROPOSED AMENDMENT TO THE DIVISION OF
WATER AND LAND DEVELOPMENT EXEMPTION LIST

The proposed addition to the State
Department of Land and Natural Resources,
Division of Water and Land Development
Exemption List has been revised in
response to comments received during its
review. The changes to the proposed
amendment are indicated by underlining.

The proposed amendment would be to
Exemption Class #1: Operations, repairs
or maintenance of existing structures,
facilities, equipment or topographical
features, involving negligible or no
expansion or change of use beyond that
previously existing. The action proposed
to be added to this exemption class is
Vegetation Clearing from Streams and is
described as follows:

Work under this exemption would be
performed by the Division of Water and
Land Development or its contractor on
improved and unimproved drainage ditches,
swales and streams under the Department
of Land and Natural Resources'
jurisdiction. Work would involve cutting
and removing brush, grass and debris and
occasional small trees or bushes to
restore channel capacity. The equipment
to be used by the contractor or division
work crew would include sickles, cane
knives, power saw, or tractor with
cutting blade attachment. Vegetation and
debris would be hauled by truck to an

OEQCC BULLETIN



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